

<u>Property Location</u>	514 Miller Ave Miller Historic District
<u>Applicant/Owner</u>	Lisa Bridges and Dedra Fite
<u>Request</u>	(HD 23-01) Consideration of the Certificate of Appropriateness request at 514 Miller Avenue for the following proposed work: a. Installation of a deck cover

Property History

Historical Information

2004 Miller Historic District Nomination Survey Information:

Ca. 1920. Bungalow/Craftsman. This contributing, one-story, aluminum-sided, single dwelling has a red brick foundation and an asphalt-covered, front-gabled roof. The wood windows are six-over-one hung and the single wood door is glazed paneled with wood louvers. The full-width porch is sheltered by the principal roof and has red brick piers topped by tapered wood columns and brick walls. Other exterior features include a central red brick chimney. Decorative details include double and triple windows and exposed rafters. There is a weatherboard, gable-roofed, single car garage with swinging doors to the rear.

Sanborn Map Information

The primary and accessory structures are indicated at their present location on the 1925 and 1944 Sanborn map. The non-original rear addition is not present on the Sanborn maps, indicating that it is a post 1944 addition. This addition has now been removed as part of the renovations over the last year and will be the site of the proposed deck.

Previous Actions

January 3, 2022 – A COA was approved for the removal of a non-original addition on the rear of the house, the replacement of 24 deteriorated wood windows, the replacement of front and rear doors, and the installation of a set of double doors on rear of the house. This work has been completed.

January 6, 2023 – A COA by Administrative Bypass was approved for 300 square foot deck, 400 square foot parking pad off alleyway, and perimeter fencing. This work has not been completed.

Request – a. Installation of a deck cover

Description

The property owners have renovated this property over the last year. As part of their renovations they received a COA by Administrative Bypass for a 300 square foot deck to be placed on the northwest corner of the house. They would like to construct a cover for this deck using wood side supports and a polymer bicarbonate material for the roof material.

Reference - Historic District Ordinance

429.3.1(g): *To safeguard the heritage of the City by preserving and regulating historic district structures in such a way that maintains or restores their historic integrity while allowing modern day uses and conveniences for their residents. (0-0910-12).*

429.3.3(c): *Changes to rear elevations do require a COA; however the rear elevation of a historic structure is considered a secondary elevation and is therefore regulated to a lower standard to allow flexibility for additions or other modern day appurtenances. (0-0910-12).*

Reference - Preservation Guidelines

2.2 Guidelines

A review by the Historic District Commission will use the following criteria for the issuance of a Certificate of Appropriateness (COA):

.1 Garden Structures. *Garden structures, such as pergolas and trellis, larger than 120 square feet, are to be located behind the principal structure with very limited or no visibility from the front right-of-way. Front or side yard installation can be considered if documentation shows one existed historically. Structures abutting or attached to the principal structure will be reviewed as a building addition. Structures that have a roof and/or sides will be reviewed as accessory structures.*

.2 Materials. *Structures are to be comprised of wood. Metal, composite wood or cement fiberboard will be considered on a case-by-case basis. Vinyl is prohibited.*

.3 Height. *Structure shall be no taller than the height of the principal structure.*

Staff Comments

While the proposed wood structure for the deck meets the material requirement listed in the *Guidelines for Site Features*, the proposed polycarbonate roof cover may not meet this requirement since the *Guideline* prohibits the use of vinyl. However, the polycarbonate roof material has a slim profile and with the structure location in the rear yard, it will have no visibility from the street right-of-way.

The Commission would need to determine if the proposed cover meets the *Guidelines* and whether or not it is compatible with this historic structure and the District as a whole.

Commission Action

Approve, deny, amend or postpone the Certificate of Appropriateness (HD 23-01) request at 514 Miller Avenue for the following proposed work:

- a. Installation of a deck cover

The City of Norman Historic District Commission
FOR CERTIFICATE OF APPROPRIATENESS (COA)

Staff Only Use

HD Case #:

Date:

Received by:

Note: Any relevant building permits must be applied for and paid for separately in the Planning and Community Development Office. 405-366-5311

Address of Proposed Work: 514 Miller Avenue Norman, OK

Applicant's Contact Information:

Applicant's Name: Lisa R Bridges and Dedra A Fite

Applicant's Phone Number(s): 214-454-4353

Applicant's E-mail address: lrb0910@gmail.com

Applicant's Address: 2306 Stone Bridge Dr Arlington, TX

Applicant's relationship to owner: ☐ Contractor ☐ Engineer ☐ Architect self / owner

Owner's Contact Information: (if different than applicant)

Owner's Name:

Owner's Phone Number(s):

Owner's E-mail:

Project(s) proposed: (List each item of proposed work requested. Work not listed cannot be reviewed.)

- 1) renewal of COA for 300 sqft deck
- 2) renewal of COA for fence; will either use design as in attached or an approved style (dog ear, pointed picket)
- 3) approval of 400sqft concrete pad to be positioned in the far Southwest corner of the rear yard coming off Miller Lane
- 4) approval of pergola style with polygal cover for the deck

Supporting documents such as project descriptions, drawings and pictures are required see checklist page for requirements.

Authorization: I hereby certify that all statements contained within this application, attached documents and transmitted exhibits are true to the best of my knowledge and belief. In the event this proposal is approved and begun, I agree to complete the changes in accordance with the approved plans and to follow all City of Norman regulations for such construction. I authorize the City of Norman to enter the property for the purpose of observing and photographing the project for the presentations and to ensure consistency between the approved proposal and the completed project. I understand that no changes to approved plans are permitted without prior approval from the Historic Preservation Commission or Historic Preservation Officer.

Property Owner's Signature:  **Date:** 11/03/22

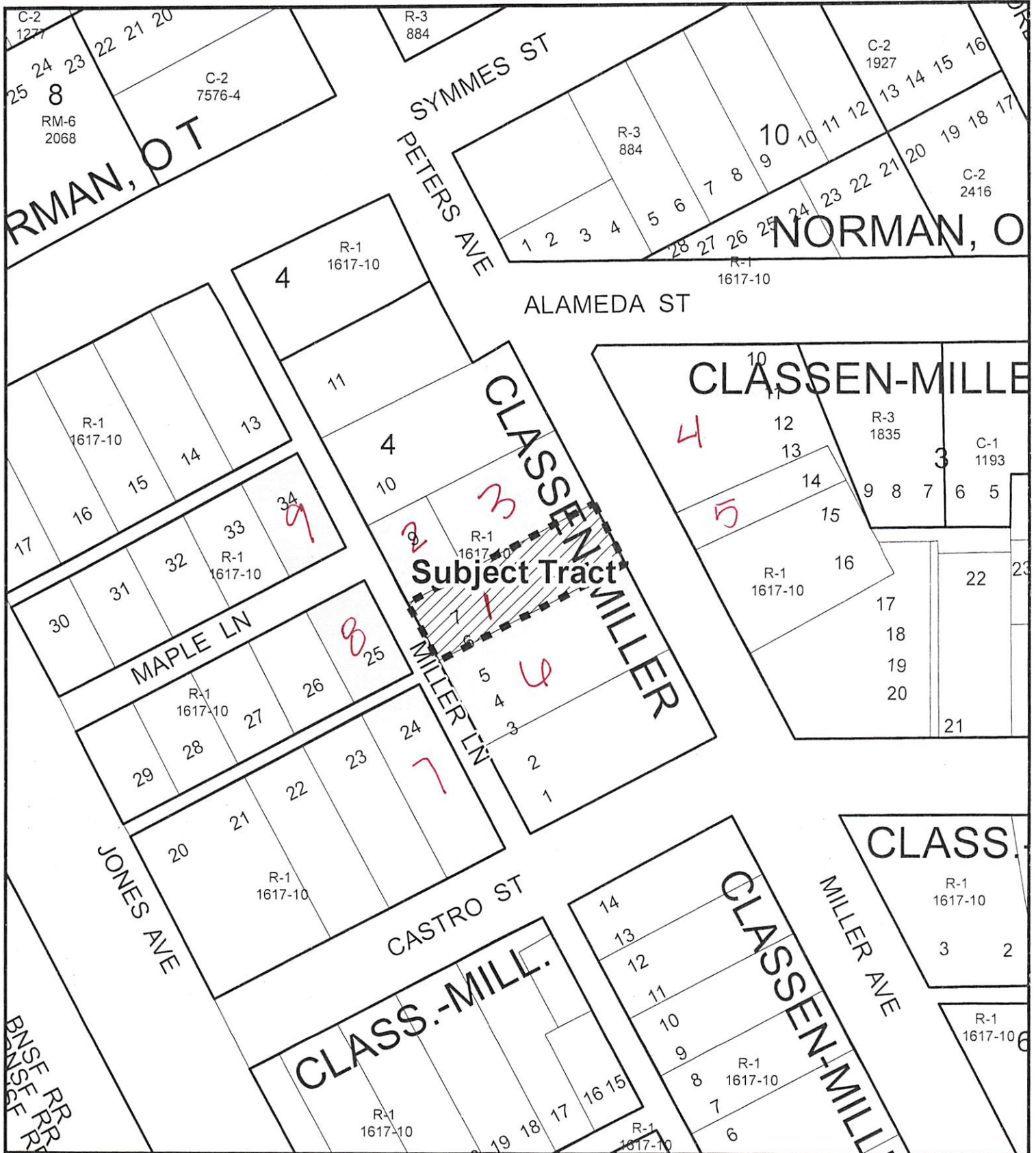
☐ (If applicable): I authorize my representative to speak in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.

Authorized Representative's Printed Name:

Authorized Representative's Signature: **Date:**

Roof structure will be a simple pergola style (similar to that below) with polygal cover. Cover will follow full of the deck.





Radius Map





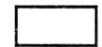


Adjacent Radius

Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



0 40 80 Feet

November 16, 2021

-  Subject Tract
-  Radius
-  Zoning
-  Parcels
-  Notification Area